

ATRIUM 6030

MEDICAL OFFICE FOR LEASE

6030 HOLLYWOOD BLVD
HOLLYWOOD, FL 33024



**LEASING
WEBSITE**



Presented By,

C. TODD EVERETT, SIOR

Principal

561.414.8567

cteverett@lee-associates.com

EVAN FRIPT

Senior Vice President

954.654.1517

efript@lee-associates.com

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com

 @leesouthflorida

TABLE OF CONTENTS

PROPERTY OVERVIEW	3
Leasing Summary	4
Property Photos	5
Interior Photos	6
Co-Tenancy Medical Synergy	7
Parcel Map	8
Property Details	9
LEASING AVAILABILITY	10
Available Office Space	11
Demisable to Smaller Units	12
Suite Photos	13
LOCATION INFORMATION	15
Regional Map	16
Nearby Amenities & Highway Access	17
City Information	18
MARKET DATA & DEMOGRAPHICS	19
Submarket Visitor Data	20
Business & Consumer Data: 15 min radius	22
Demographic Profile: 5, 10, 15 min radius	23
Confidentiality & Disclaimer	26

MARKET ADVISORS

EVAN FRIPT

Senior Vice President
954.654.1517
efript@lee-associates.com

C. TODD EVERETT, SIOR

Principal
561.414.8567
cteverett@lee-associates.com

OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates South Florida nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/ or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum.

The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

PROPERTY OVERVIEW

LEASING SUMMARY



ATRIUM 6030

6030 Hollywood Blvd, Hollywood, FL

7,027 SF
Available SF

\$30.00 SF/YR (NNN)
Lease Rate

\$12.00 SF/YR
OpEx Net of Electric & Janitorial

TI/Build-to-Suit Options
For Qualified Medical Tenant

PROPERTY HIGHLIGHTS

Property Type:	Office
GLA:	37,321 SF
Available SF:	7,027 SF
Stories:	2
Parking:	3.62:1000

Modern Medical Space Build-Out Flexibility

Medical Office in a High-Growth Healthcare Corridor

- **Flexible Medical Suite:** 7,027 SF contiguous space designed for medical, healthcare, or wellness users with efficient layout potential and customization options
- **Build-to-Suit Opportunity:** Significant landlord tenant improvement allowance available, enabling tailored build-out for long-term medical tenancy
- **Patient-Friendly Access:** Ample parking at 3.62/1,000 SF with convenient ingress/egress to support high patient volumes and daily operations
- **Strategic Healthcare Location:** Prominent Hollywood Blvd frontage near SR7 and adjacent to the Memorial Healthcare redevelopment corridor, driving long-term demand and visibility

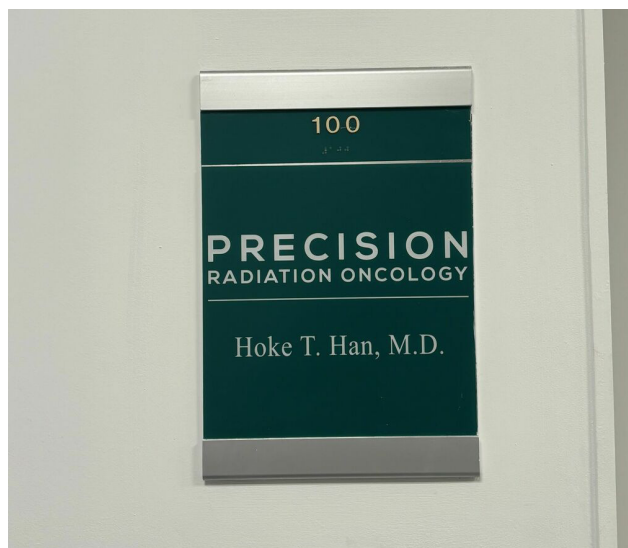
PROPERTY PHOTOS



INTERIOR PHOTOS



CO-TENANCY MEDICAL SYNERGY



PARCEL MAP



PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Medical Office at Atrium 6030
STREET ADDRESS	6030 Hollywood Boulevard
CITY, STATE, ZIP	Hollywood, FL 33024
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Hollywood Office Submarket

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	SR7CCD-CC, Hollywood
LOT SIZE	1.95 Acres
APN #	51-41-13-27-0010

BUILDING INFORMATION

BUILDING SIZE	37,321 SF
BUILDING CLASS	B
TENANCY	Multiple
CEILING HEIGHT	10 ft
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	18,660 SF
YEAR BUILT	1976
YEAR LAST RENOVATED	2000
GROSS LEASABLE AREA	37,321 SF
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	1

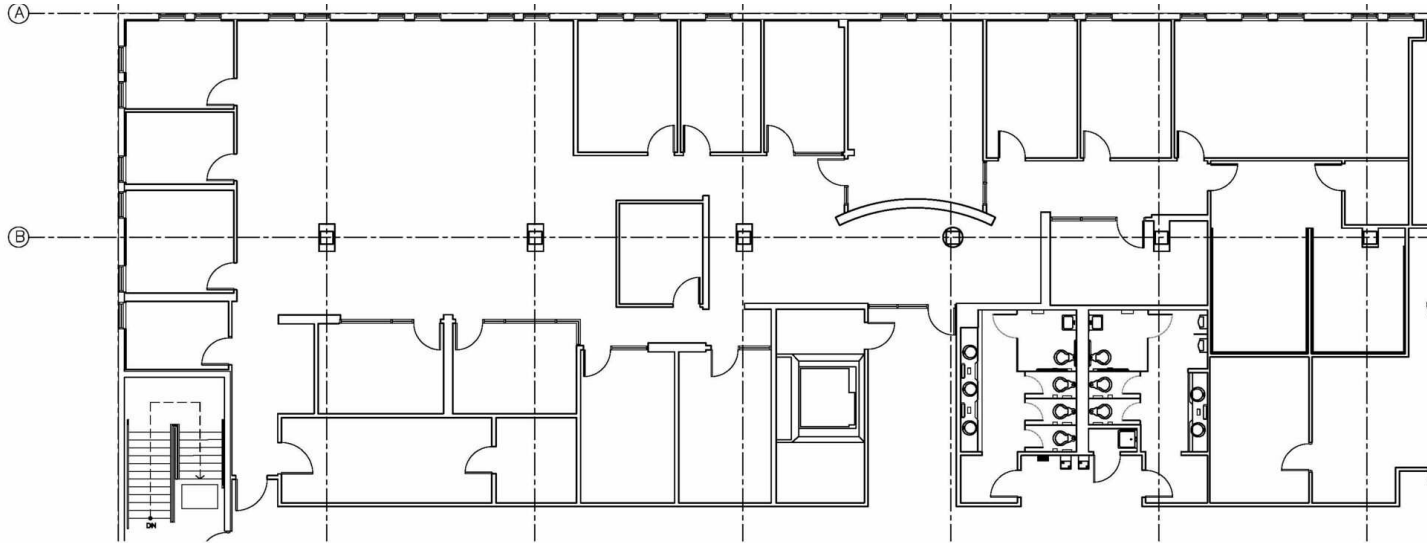
PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	3.62
NUMBER OF PARKING SPACES	130

The background image shows an office space with several cubicles. The ceiling is a prominent feature, consisting of a curved wooden slat structure. The cubicles have light-colored walls and dark wood tops. The floor is covered in a patterned carpet. The entire image is overlaid with a semi-transparent red filter and large, stylized white geometric shapes.

LEASING AVAILABILITY

AVAILABLE OFFICE SPACE



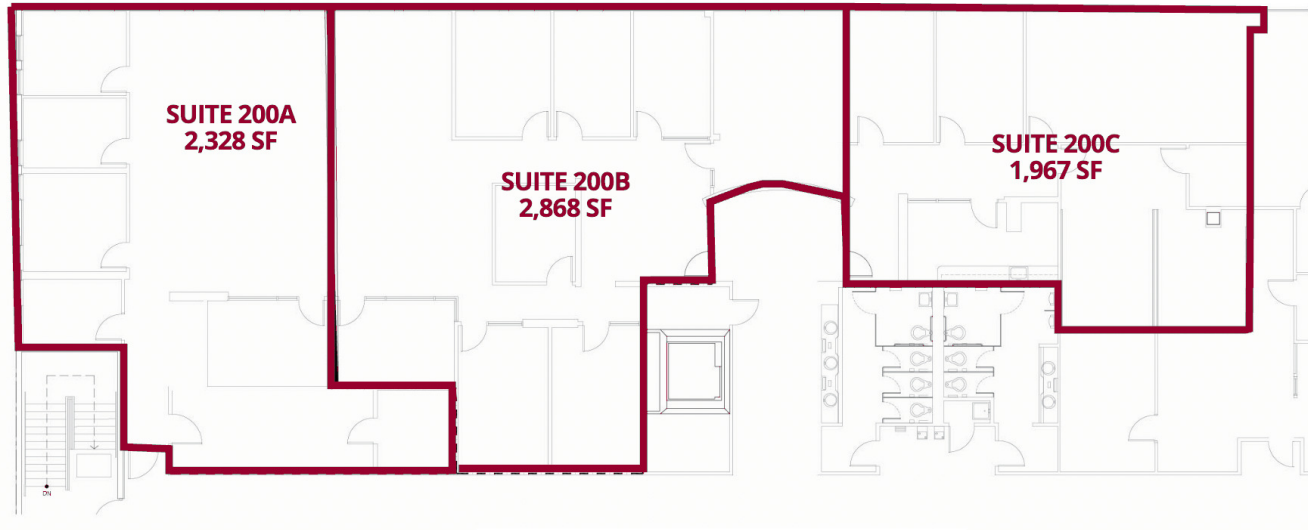
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,967 - 7,027 SF	LEASE RATE:	\$30 SF/yr
			<i>\$12.00 SF/yr OpEx Net of Electric & Janitorial</i>

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 210	Available	1,967 - 7,027 SF	NNN	\$30.00 SF/yr

DEMISABLE TO SMALLER UNITS



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,967 - 7,027 SF	LEASE RATE:	\$30 SF/yr \$12.00 SF/yr OpEx Net of Electric & Janitorial

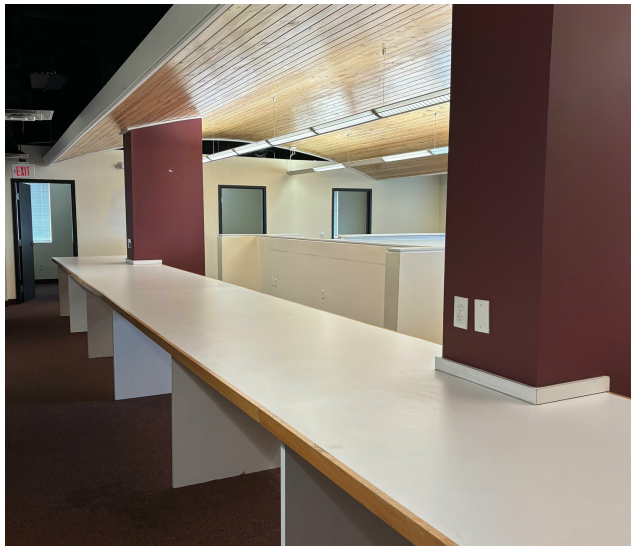
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 200A	Available	2,328 - 7,027 SF	NNN	\$30.00 SF/yr	7,027 SF Unit Demised to 2,328 SF
■ 200B	Available	2,868 - 7,027 SF	NNN	\$30.00 SF/yr	7,027 SF Unit Demised to 2,868 SF
■ 200C	Available	1,967 - 7,027 SF	NNN	\$30.00 SF/yr	7,027 SF Unit Demised to 1,967 SF

SUITE PHOTOS

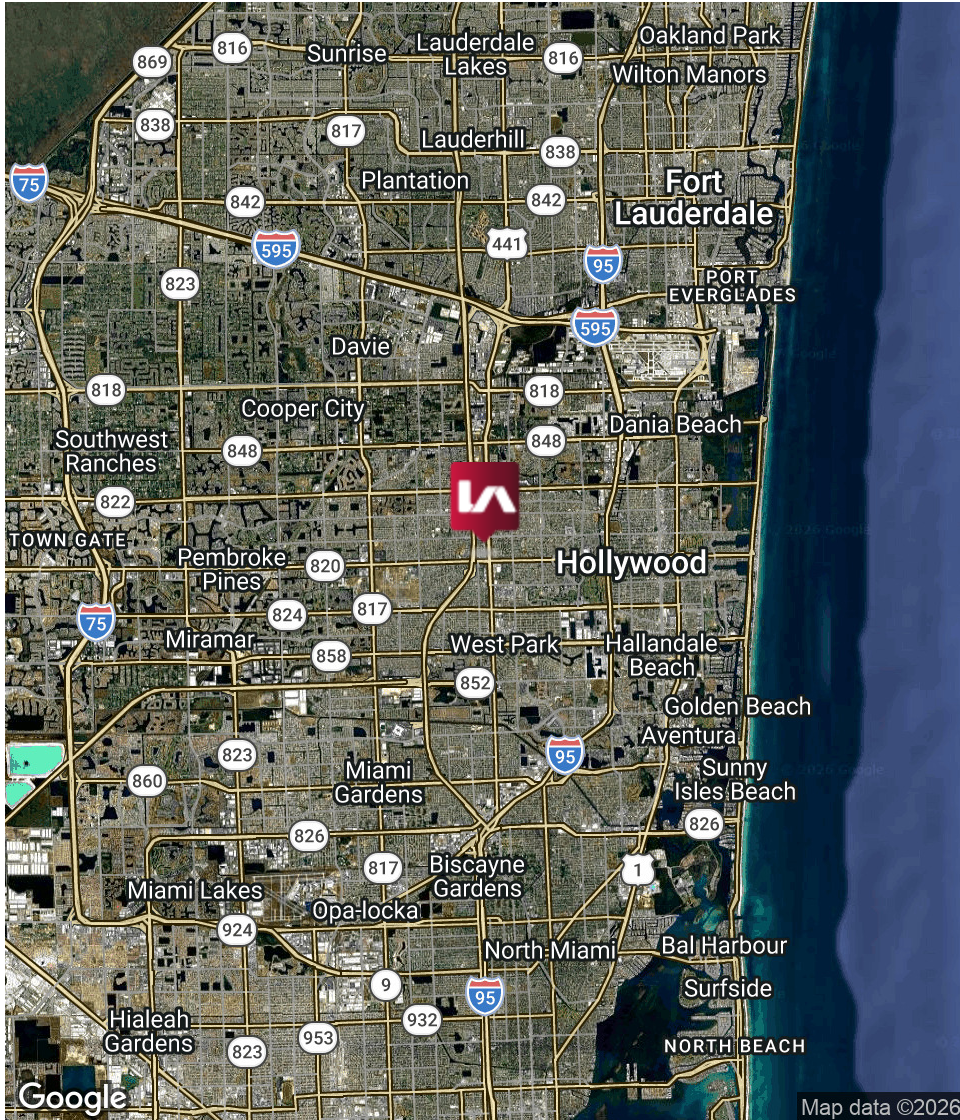


SUITE PHOTOS



LOCATION INFORMATION

REGIONAL MAP



LOCATION OVERVIEW

Positioned in the Hollywood/Pembroke Pines submarket along Hollywood Blvd with direct access to SR7 (US-441) and major regional highways. Surrounded by strong population density, healthcare infrastructure, and high traffic counts supporting patient accessibility and visibility.

CITY INFORMATION

CITY: Hollywood
MARKET: South Florida
SUBMARKET: Hollywood Office Submarket

NEARBY AMENITIES & HIGHWAY ACCESS



CITY INFORMATION



HIGHLIGHTS

- 3+ million annual visitors
- 5,000+ hotel rooms with strong occupancy levels
- Direct access to one of the fastest-growing airport hubs in the U.S.
- Adjacent to a record-breaking global cruise port
- Renowned for its beaches, Broadwalk, and tourism-driven economy

HOLLYWOOD, FLORIDA

The City of Hollywood spans 27 square miles along Florida's Atlantic coast, strategically positioned between Miami and Fort Lauderdale. The city benefits from immediate proximity to Fort Lauderdale-Hollywood International Airport (FLL) and Port Everglades, two of South Florida's most critical global transportation hubs. Together, these assets, along with access to I-95, US-1, Florida's Turnpike, Tri-Rail, and Brightline connectivity nearby, provide seamless regional and international accessibility, making Hollywood a highly desirable destination for residents, businesses, and visitors alike.

Fort Lauderdale-Hollywood International Airport

- 35+ million passengers annually
- Ranked among the top 20 busiest airports in the U.S.
- Major gateway to Latin America, the Caribbean, and domestic markets

Port Everglades

- 4.0+ million cruise passengers annually (record high)
- Projected growth to 4.4+ million passengers
- Consistently ranked among the top 3-4 cruise ports in the world
- Major hub for cruise, cargo, and petroleum distribution

Strategic Location in South Florida

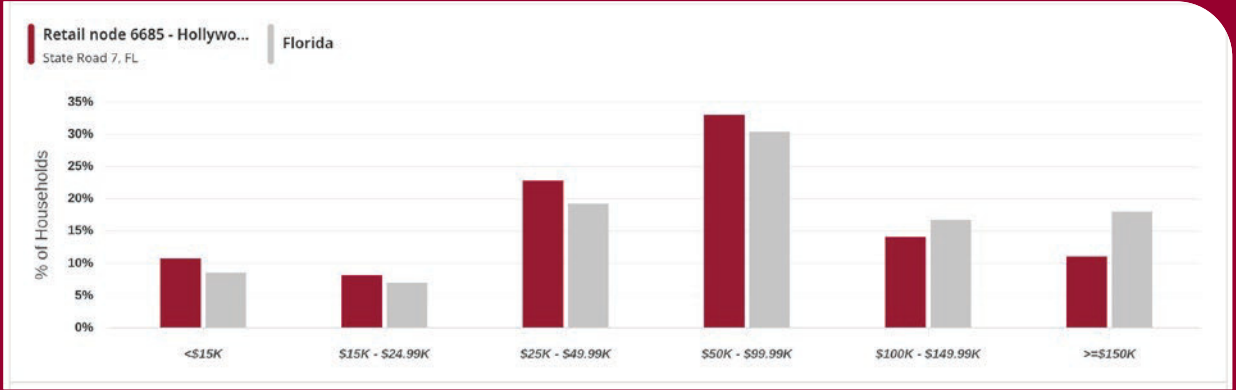
- 10 minutes to Fort Lauderdale-Hollywood International Airport
- 20 minutes to Downtown Fort Lauderdale
- 25-30 minutes to Miami
- Positioned between I-95 and US-1, with strong regional connectivity



MARKET DATA & DEMOGRAPHICS

SUBMARKET VISITOR DATA

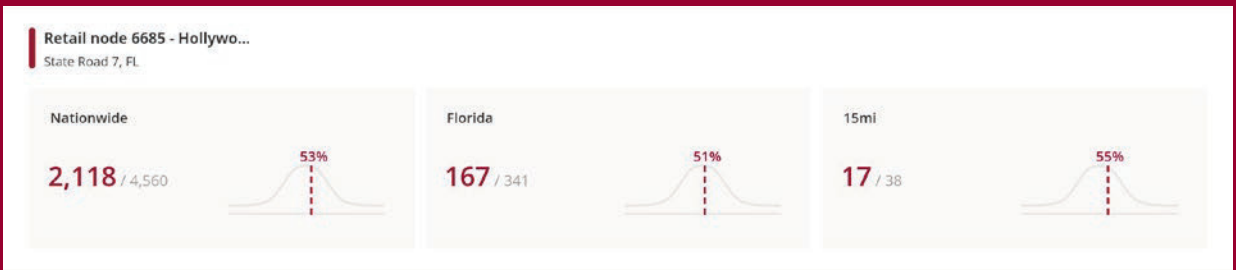
Visitor Profile



Favorite Places

Retail node 6685 - Hollywo...
State Road 7, FL

Rank	Name	Distance	Visitors (%)
1	The Place at Hollywood 211 S State Rd, Hollywood, FL 33023	0 mi	443.7K (59.4%)
2	Walmart 301 S State Rd 7, Hollywood, FL 33023	0.1 mi	350.2K (46.9%)
3	West Hollywood Shopping Center 601-651 South State Road 7, Hollywood, FL 33023	0.2 mi	304K (40.7%)



Category: Retail Node | Visits | Sep 1st, 2025 - Feb 28th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



VISITOR HIGHLIGHTS

3.6M
Annual Visits

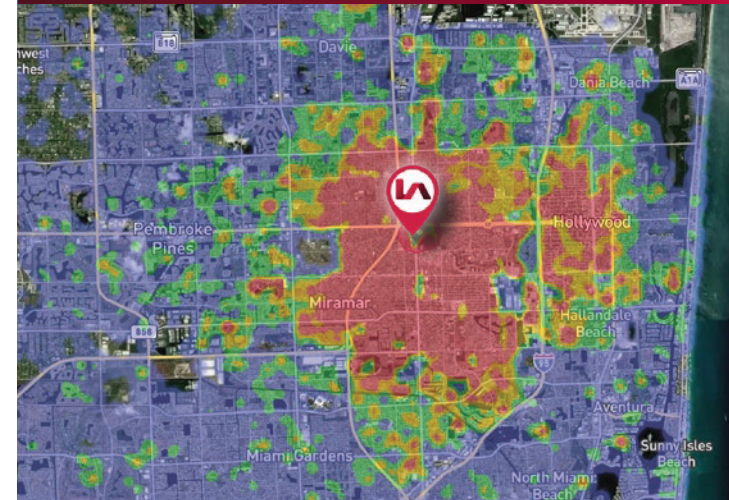
+2.9%
YoY Visitor Growth

9am-9pm
Peak Visiting Hours

59min
Avg Dwell Time

Mon-Sun
Peak Visiting Days

4.84x
Returning Visit Frequency Per Year



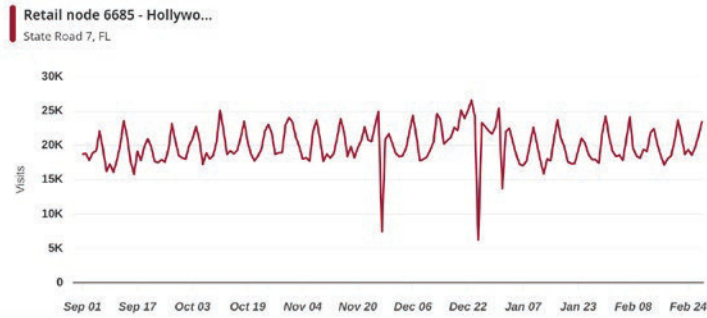
MARKET LANDSCAPE TRADE MAP
Where Most Consumers are Coming From

Data provided by Placer Labs, Inc. (www.placer.ai)

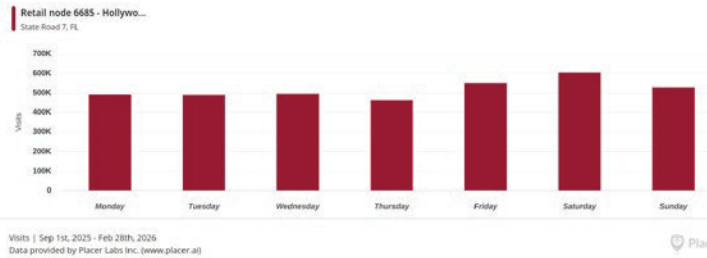
SUBMARKET VISITOR DATA

Visitor Trends & Journey Analysis

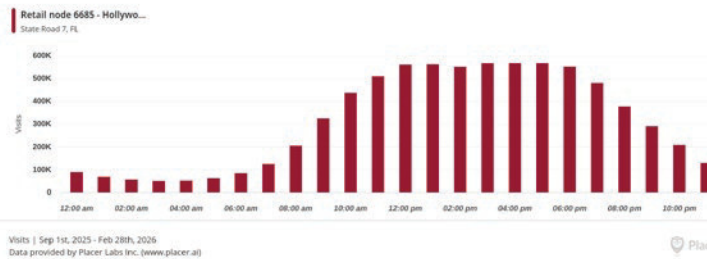
Visits Trend



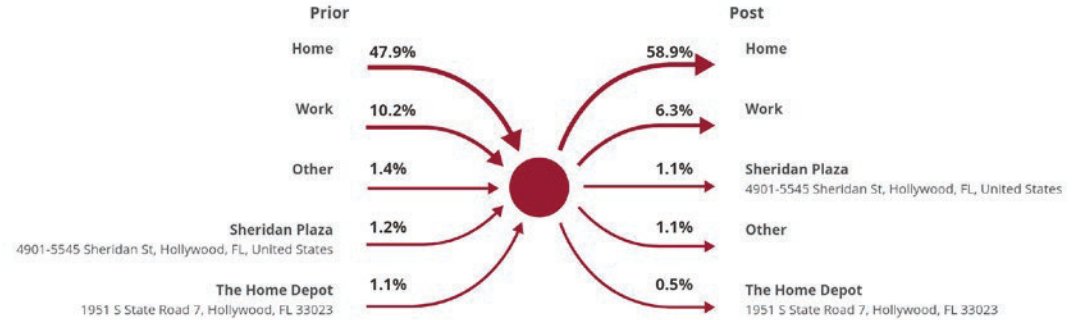
Daily Visits



Hourly Visits



Retail node 6685 - Hollywood / State Road 7, FL



Retail node 6685 - Hollywood / State Road 7, FL

Prior			Post		
Rank	Property	Foot-Traffic	Rank	Property	Foot-Traffic
1	Sheridan Plaza Sheridan St, Hollywood, FL	1.2%	1	Sheridan Plaza Sheridan St, Hollywood, FL	1.1%
2	The Home Depot S State Road 7, Hollywood, FL	1.1%	2	The Home Depot S State Road 7, Hollywood, FL	0.5%
3	Hollywood Hills Plaza Hollywood Blvd, Hollywood, FL	0.6%	3	Publix Hollywood Blvd, Hollywood, FL	<0.5%
4	Walgreens Pembroke Rd, Hollywood, FL	0.6%	4	Sedano's NW 60th Way, Hollywood, FL	<0.5%
5	Sparkling Image Car Wash N State Rd 7, Hollywood, FL	<0.5%	5	Miramar Towne Center Miramar Pkwy, Miramar, FL	<0.5%
6	Memorial Regional Hospital Johnson St, Hollywood, FL	<0.5%	6	Johnson Square Plaza Johnson St, Hollywood, FL	<0.5%
7	Seminole Hard Rock Hotel & Casino Seminole Way, Hollywood, FL	<0.5%	7	Hollywood Hills Plaza Hollywood Blvd, Hollywood, FL	<0.5%
8	County Square Shopping Center Nw 2nd Ave, Miami, FL	<0.5%	8	Bravo Supermarkets Pembroke Rd, Pembroke Pines, FL	<0.5%
9	Broward College Pines Blvd, Pembroke Pines, FL	<0.5%	9	Marathon S State Rd 7, Hollywood, FL	<0.5%

Data provided by Placer Labs, Inc. (www.placer.ai)

BUSINESS & CONSUMER DATA: 15 MIN RADIUS

BUSINESSES



Retail Trade Businesses

3,897



Food Service/Drinking Businesses

1,636



HealthCare/Social Assistance

2,589



30,756

**Total
Businesses**

CONSUMER TRENDS

ANNUAL HOUSEHOLD SPENDING



\$2,064

Apparel &
Services



\$6,168

Groceries



\$192

Computers
& Hardware



\$6,023

Health Care

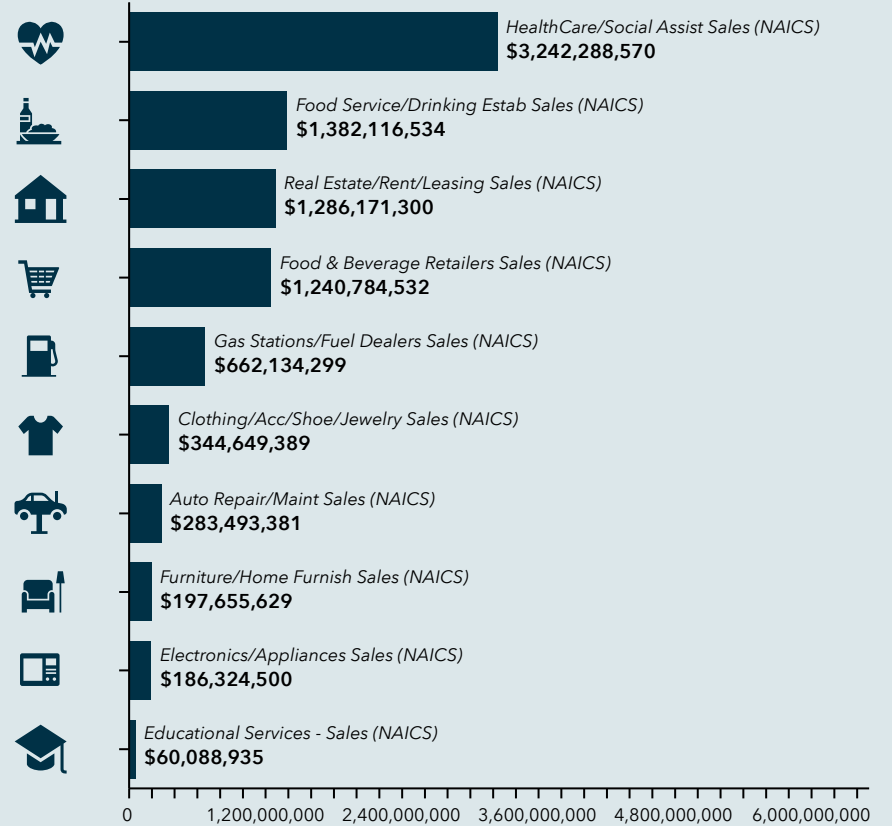


\$3,462

Eating Out

ANNUAL BUSINESS REVENUE

NAICS Industry Sales



DEMOGRAPHIC PROFILE: 5, 10, 15 MIN RADIUS

KEY FACTS



37,846
Total Population



\$93,454
Average Household Income



41.0
Median Age



2.8
Average Household Size

EDUCATION

13%

No High School Diploma

34%

High School Graduate

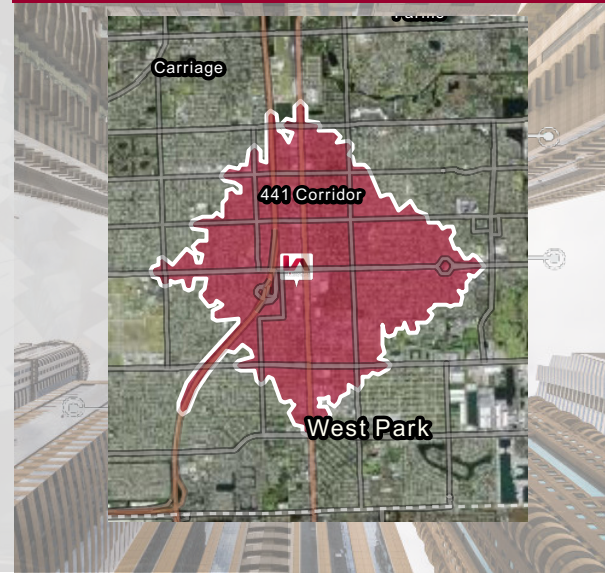
28%

Some College

25%

Bachelor's/Grad/Prof Degree

Drive time of 5 minutes



EMPLOYMENT TRENDS

57%
White Collar

26%
Blue Collar

17%
Services



5.1%

Unemployment Rate

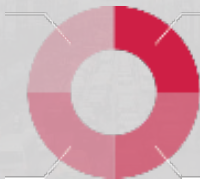
COMMUTING TRENDS

4%
Took Public Transportation

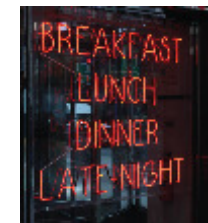
11%
Carpooled

2%
Walked

0%
Bicycled



NEARBY AMENITIES



102

Number of Restaurants

533

Retail Businesses



DAYTIME POPULATION

Total Daytime Population
32,663

Daytime Population: Workers
14,730

Daytime Population: Residents
17,933

BUSINESSES



2,652

Total Businesses



14,617

Total Employees



3,186,466,536

Total Sales

DEMOGRAPHIC PROFILE: 5, 10, 15 MIN RADIUS

KEY FACTS

184,282
Total Population

\$96,445
Average Household Income

40.7
Median Age

2.8
Average Household Size

EDUCATION

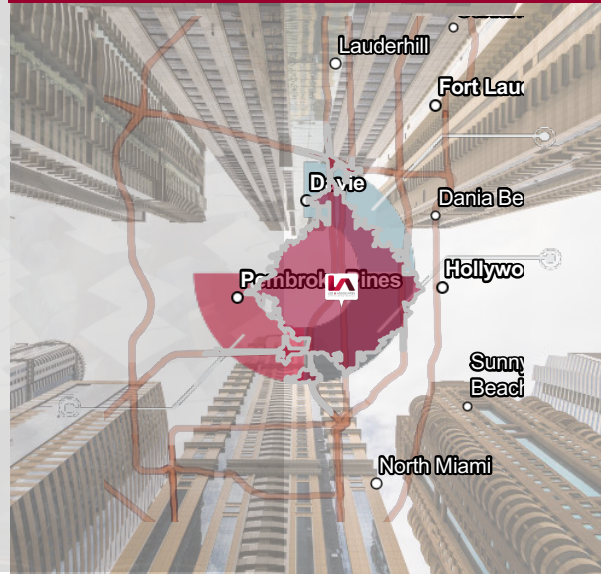
11%
No High School Diploma

31%
High School Graduate

30%
Some College

28%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS

60%
White Collar

23%
Blue Collar

17%
Services



4.4%

Unemployment Rate

COMMUTING TRENDS

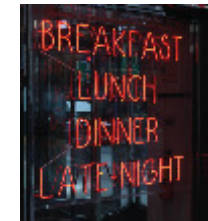
3%
Took Public Transportation

10%
Carpooled

1%
Walked

0%
Bicycled

NEARBY AMENITIES



482

Number of Restaurants

1,955

Retail Businesses



DAYTIME POPULATION

Total Daytime Population
166,567

Daytime Population: Workers
80,140

Daytime Population: Residents
86,427

BUSINESSES



10,605

Total Businesses



78,083

Total Employees



13,120,053,795

Total Sales

DEMOGRAPHIC PROFILE: 5, 10, 15 MIN RADIUS

KEY FACTS

569,895
Total Population

\$94,417
Average Household Income

39.7
Median Age

2.7
Average Household Size

EDUCATION

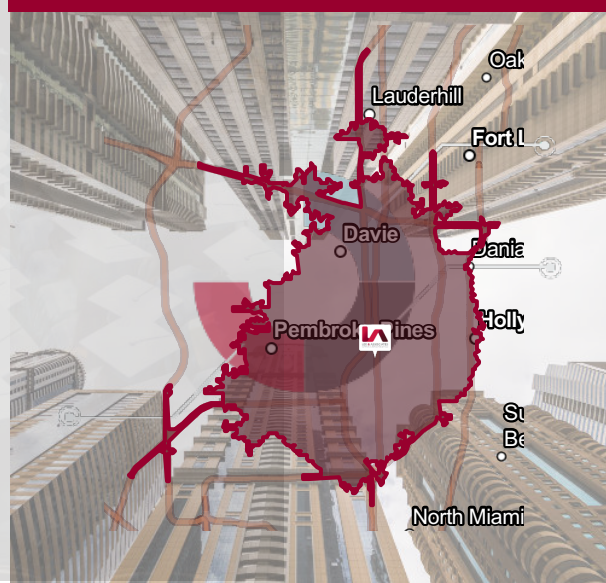
10%
No High School Diploma

31%
High School Graduate

28%
Some College

30%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



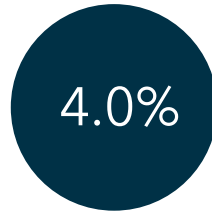
EMPLOYMENT TRENDS



61%
White Collar

23%
Blue Collar

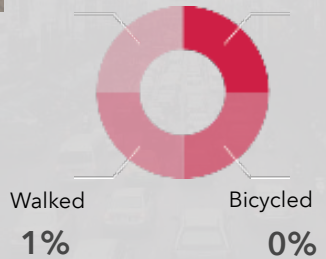
16%
Services



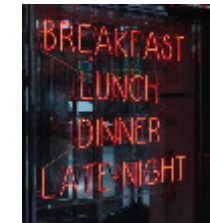
COMMUTING TRENDS

3%
Took Public Transportation

9%
Carpooled



NEARBY AMENITIES



1,572
Number of Restaurants

5,698
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
504,282

Daytime Population: Workers
234,671

Daytime Population: Residents
269,611

BUSINESSES



30,756
Total Businesses



223,211
Total Employees



42,781,366,071
Total Sales

CONFIDENTIALITY & DISCLAIMER

All materials and information provided by Lee & Associates South Florida, including those received or derived from its directors, officers, agents, advisors, affiliates, and/or third-party sources, are furnished without any representation or warranty as to completeness, accuracy, or veracity. This includes, without limitation, information relating to the condition of the property, compliance or non-compliance with applicable governmental requirements, developability or suitability, financial performance, projected financial performance, or any other matters.

Neither Lee & Associates South Florida nor its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, regarding the accuracy or completeness of any materials or information provided, received, or derived. Any materials or information—whether written or verbal—are not a substitute for a party's independent investigation and due diligence. Lee & Associates South Florida does not investigate or verify such information, nor conduct due diligence on behalf of any party, unless expressly agreed to in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating, under contract for, or in escrow for a transaction is strongly encouraged to verify all information and to conduct its own inspections and investigations, including engaging appropriate independent third-party professionals of its choosing. All financial data should be independently verified by the party, including through review of applicable documents and consultation with qualified professionals. Lee & Associates South Florida makes no representations or warranties regarding the accuracy, completeness, or relevance of any financial data, assumptions, or projections and does not act as a financial advisor in connection with any transaction.

All estimates of market rents, projected rents, or financial performance are subject to change and may differ materially from actual results. The inclusion of such estimates does not imply that rents can be achieved or increased to those levels. Parties must evaluate all applicable contractual obligations, governmental regulations, market conditions, vacancy factors, and other relevant considerations when determining rents or financial performance.

Legal matters should be reviewed with a qualified attorney. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be reviewed with a title officer or attorney. Questions regarding property condition or compliance with governmental requirements should be addressed with appropriate engineers, architects, contractors, consultants, and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This material is not intended to be an appraisal of the property's market value. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP).





For more information, please contact one of the following individuals:

MARKET ADVISORS

EVAN FRIPT

Senior Vice President

954.654.1517

efript@lee-associates.com

C. TODD EVERETT, SIOR

Principal

561.414.8567

cteverett@lee-associates.com